



Burnt Farm High Street, Cambridge, CB23 1ES
Prices From £700,000 Freehold
FOR SALE



rah.co.uk
01223 800860

***ONLY TWO PLOTS REMAINING* A STUNNING NEW DEVELOPMENT OF JUST FOUR NEW HOMES IN AN ATTRACTIVE COURTYARD SETTING CLOSE TO THE CENTRE OF THIS SOUGHT AFTER VILLAGE ON THE SITE OF A FORMER FARM YARD. CURRENTLY UNDER CONSTRUCTION WITH COMPLETIONS ANTICIPATED LATE SUMMER 2022. CALL NOW TO DISCUSS.**

• Development by Biggs Winter Ltd • Four new homes • Sought after village • Air source electric heat pumps • 10-year Q assure structural warranty • Courtyard setting • High quality kitchens • Luxury bath and shower rooms • Completion anticipated Summer 2022

The Development

This stunning new build property forms part of this select development of just 4 new properties are set on a courtyard scheme from a former farmyard. The overall scheme is of 6 properties, the first two of which are already occupied. There are three new builds including plot 1 on two floors and plots 2 & 3 on one level. Plot 4 is a converted barn on one level. The properties all offer three bedroom, two bathroom accommodation and are finished to a contemporary, light and airy design and to the highest specification. The properties are heated by highly efficient air source electric heat pumps

Development by Biggs Winter Ltd

Construction by Mark Winter Construction Ltd

Location

The properties are well located close to the centre of the village. There is a popular primary school close in Haslingfield (1.25 miles), with a Good Ofsted rating. Secondary schooling, Ofsted rating – Outstanding, is at Comberton Village College (2.5 miles). Local shopping is at Haslingfield, Barton (3 miles) and Comberton. Cambridge City centre is easily accessible (6 miles).

Plot 4

Entrance hall
Open plan kitchen/living/dining room with vaulted ceilings and wood burner
Utility room
WC
3 bedrooms, 1 with en suite bathroom
Family bathroom
Single garage
Courtyard garden
About 1475 sqft

SPECIFICATION

Energy ratings all plots PEA rating B .

EXTERNAL FINISHES

- High quality facing bricks and timber cladding in traditional style
- Slate to main roofs. Slate and pantile to plot 1
- High insulation specification timber frame construction
- Double glazed timber windows
- Timber double glazed French doors
- Automated up and over doors to garages

INTERNAL FINISHES

- Internal walls finished in emulsion
- Smooth plastered ceilings
- Plot 1 painted staircase with oak hand rail
- high quality oak veneer internal doors

FLOOR FINISHES

- Ceramic/engineered oak flooring to hall, ceramic flooring to kitchen, utility, bathrooms and cloakroom, with carpet to family room
- Ceramic flooring to kitchen area
- Carpet to dining/living room,
- Tiled flooring to utility room, bath/shower rooms and cloakroom dependant on plot
- Carpet to all other rooms



These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.